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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

# FOR SALE

## INDUSTRIAL UNIT WITH OFFICES AND DESIGNATED YARD

REDUCED  
PRICE



**70 ST CLEMENT STREET  
ABERDEEN  
AB11 5BD**

Viewing strictly by appointment  
with the sole letting agents.

**Floor Area:**  
472.49 sq m (5,086 sq ft)

**Yard Space:**  
143.07 sq m (1,540 sq ft)

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**Location:**

The subject is situated within Aberdeen’s busy commercial harbour area, on the corner of St Clement Street at the junction with Wellington Street, approximately 0.4 miles from the City Centre.

Nearby occupiers include: Halliburton, DOF Subsea, Gordon McWilliam, G&A Timber, Allied Training Services, M & J Auto Services, Atlantic Offshore Scotland Ltd and Titan Tools. The location is shown on the street plan above.

**Description:**

The subject comprises a detached industrial with self contained offices, arranged over ground and first floor level, and workshop/storage facilities.

Office accommodation consists of a mixture of cellular and open plan offices, staff welfare areas and WC facilities. The office provision has a modern specification comprising of carpeted floors, suspended ceilings with strip lighting, double glazed metal framed windows and painted plaster walls.

The workshop benefits from a concrete floor, blockwork walls three phase power, gas blower heating and access to the yard via a roller shutter door. A mezzanine has been constructed within the workshop which provides additional storage space and access to the first floor office accommodation.

Vehicular access to the warehouse is provided via a roller shutter door that is 3.80m in height and 3m in width.

**Accommodation:**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate gross internal areas, are as follows:

| Description                      | Sq m          | Sq ft        |
|----------------------------------|---------------|--------------|
| Workshop (incl. workshop office- | 214.04        | 2,304        |
| Mezzanine:                       | 87.05         | 937          |
| Offices:                         | 171.40        | 1,845        |
| <b>Total:</b>                    | <b>472.49</b> | <b>5,086</b> |
| Yard:                            | 143.07        | 1,540        |

**Rateable Value:**

The new draft proposed Rateable of the subjects is **£39,000** (formerly £44,500) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

**For Sale:**

Our client is seeking offers in the region of £295,000, exclusive of VAT, for their heritable interest.

**VAT:**

All prices and other costs are quoted exclusive of VAT.

**Energy Performance Certificate (EPC):**

The EPC Rating for the building is C.

A copy of the EPC and the Recommendation Report can be provided upon request.

**Legal Costs:**

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

**Viewing & Further Information:**

For further information or to arrange a viewing, please contact:

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Additional Photos:

First Floor Office -



First Floor Meeting Room -



Ground Floor Office -



Workshop Office -



Workshop -



Workshop Mezzanine -



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